HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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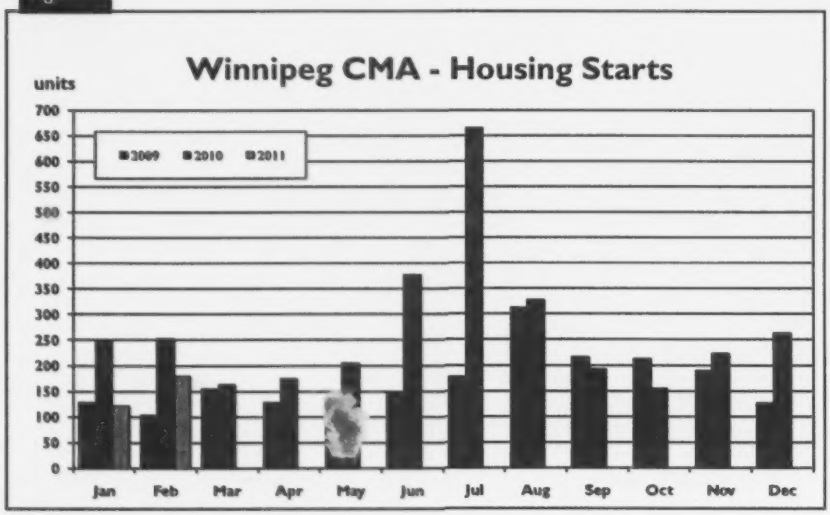
New Home Market

February housing starts in Winnipeg down from last year

Home builders in the Winnipeg Census Metropolitan Area (CMA) began construction on 180 units in February, down from 252 in February 2010. The decrease occurred in both multiple and single-detached starts. After two months of activity, total starts for 2011 reached 302 units, a decline from the 500 units started over the same period in 2010.

The Winnipeg CMA recorded 84 single-detached starts last month, 17 per cent lower than the 101 units started in February 2010. Builders concentrated on units started in the previous months as there were 23 per cent more units under construction at the end of February compared to the same time last year. Through the first two months of the year, single-

Figure 1



Source: CMHC

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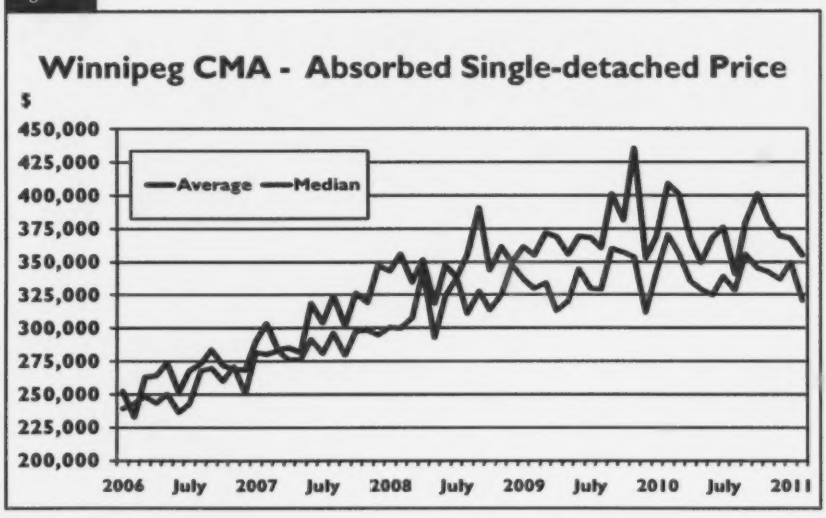
Figure 2



Source: CMHC

detached starts numbered 199 units, 18 fewer units than were started during the same period one year earlier. So far this year, starts continue to lag within the City of Winnipeg limits where year-to-date, there were 13 per cent fewer starts compared to the same period in 2010. Starts outside the city limits were up however as the other municipalities outside of Winnipeg that comprise the CMA saw a 16 per cent increase in starts activity under the same comparison; this translates to a difference of six units.

Across the CMA, single-detached completions in February numbered 44 units, a modest increase over the 41 units completed during the corresponding period of last year. However, year to date completions are down 41 per cent compared to 2010. Meanwhile, absorptions declined 20 per cent year-over-year in February, and now stand at 139 year-to-date, representing a decline of 21 per cent over the first two months of 2010. The inventory of completed and unoccupied single-detached homes remains virtually unchanged, numbering 153 units in February 2011 compared to 155 units in the second month of 2010, this remains below the five year average inventory of around 200 units.

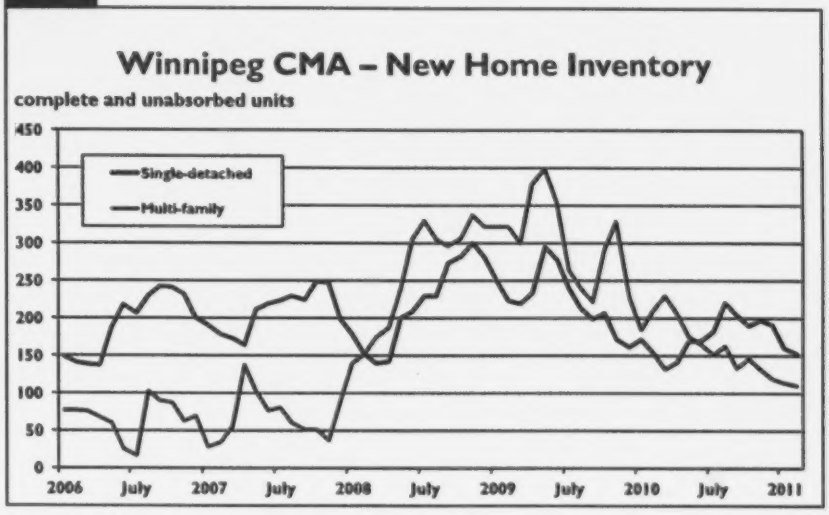
The average price of a new single-detached home absorbed in February in the Winnipeg CMA was $355,026, down 13 per cent from the corresponding period in 2010. The average price decrease appears to be largely compositional as 54 per cent of homes absorbed in February of 2011 were priced under $325,000, compared to 24 per cent one year earlier. Year-to-date, market share of homes priced below $325,000 is 45 per cent, compared to 37 per cent in 2010. Meanwhile, the median price of all absorbed single-detached homes in February was $320,929, also 13 per cent less than it was at the same time last year.

The multi-family sector, which includes semi-detached units, rows, and apartments, saw 96 units break ground in February. This was not enough, however, to outpace the 151 starts recorded one year earlier. A total of 103 multiple-family units were started in the first two months of 2011, less than half the 283 units initiated a year earlier. It is important to note, however, that multi-family starts for

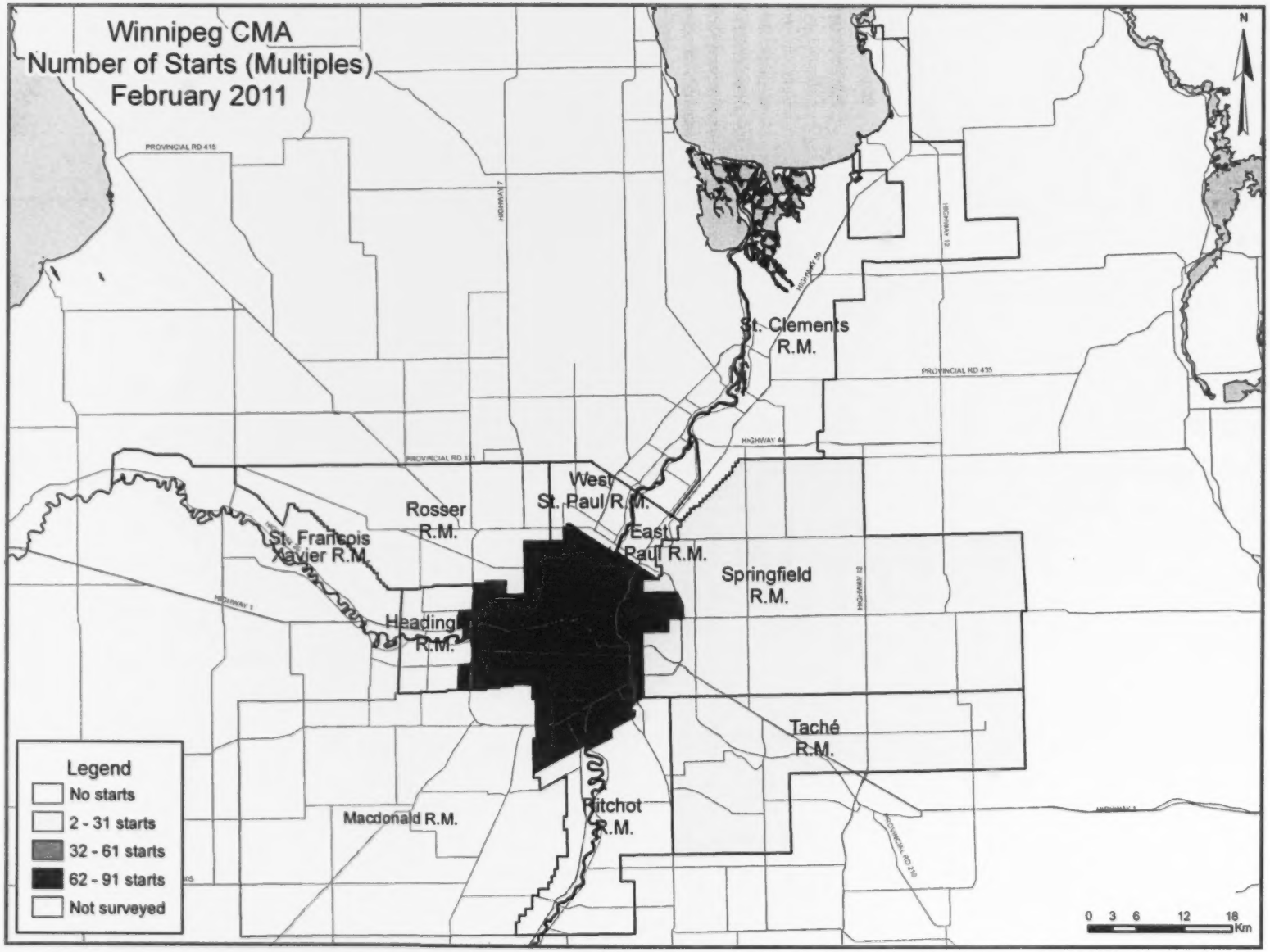
the first two months of 2010 were the highest in 23 years, a pace that is very hard to surpass. The year-to-date multi-family starts for 2011 are still in line with the five-year average of just under 100 units. The total number of multi-family units under construction was 1,361 in February, up 73 per cent from the corresponding period last year.

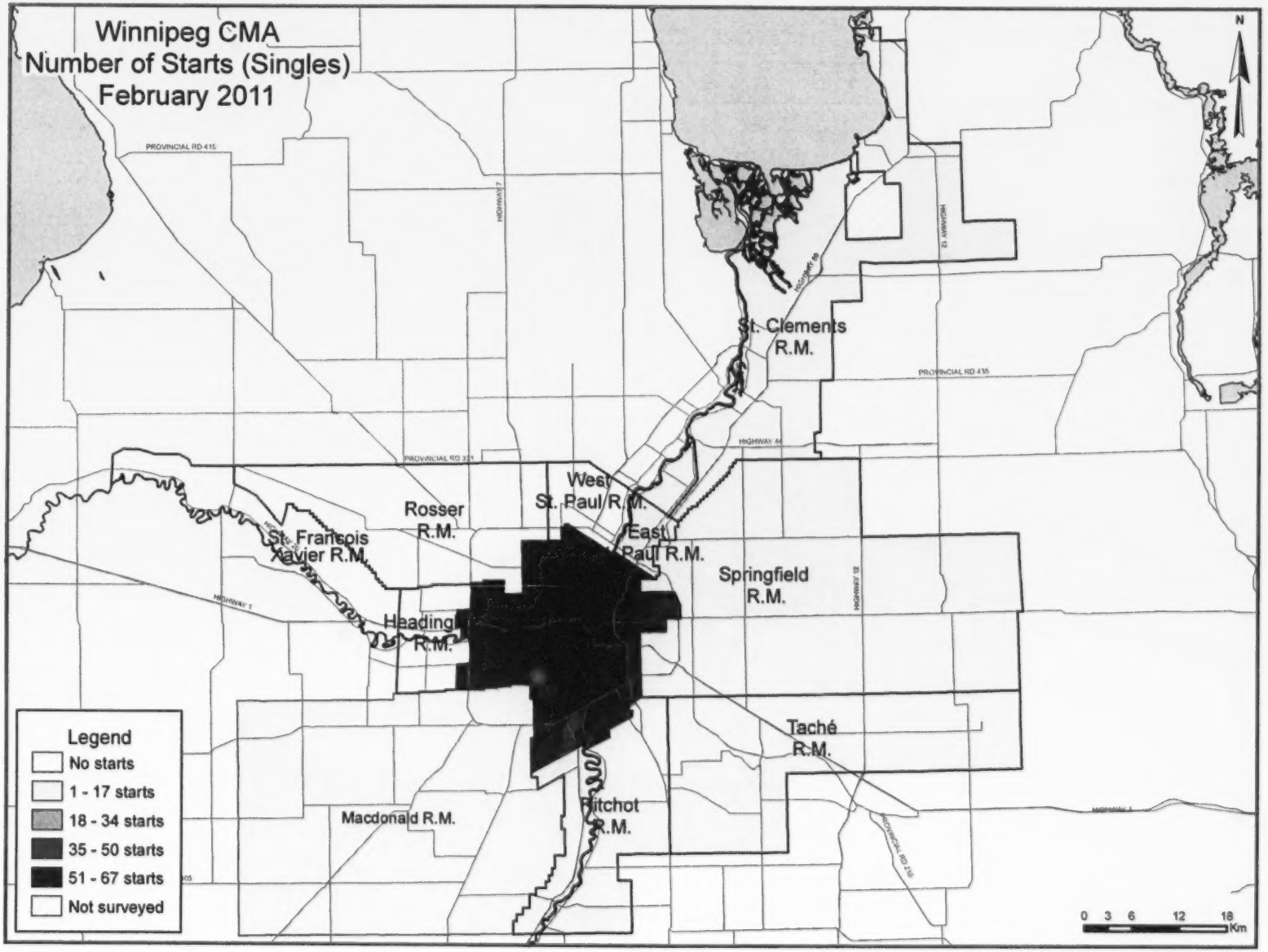
Meanwhile, there were 12 multi-family units absorbed during the month of February, less than half the 26 that were absorbed in February of last year. This brought the inventory of multi-family units completed and not absorbed in February to 111 units, down 47 per cent from February of 2010 and below the five year average of 175 units. There remains one rental unit within this inventory; the remainder are intended for the ownership market.

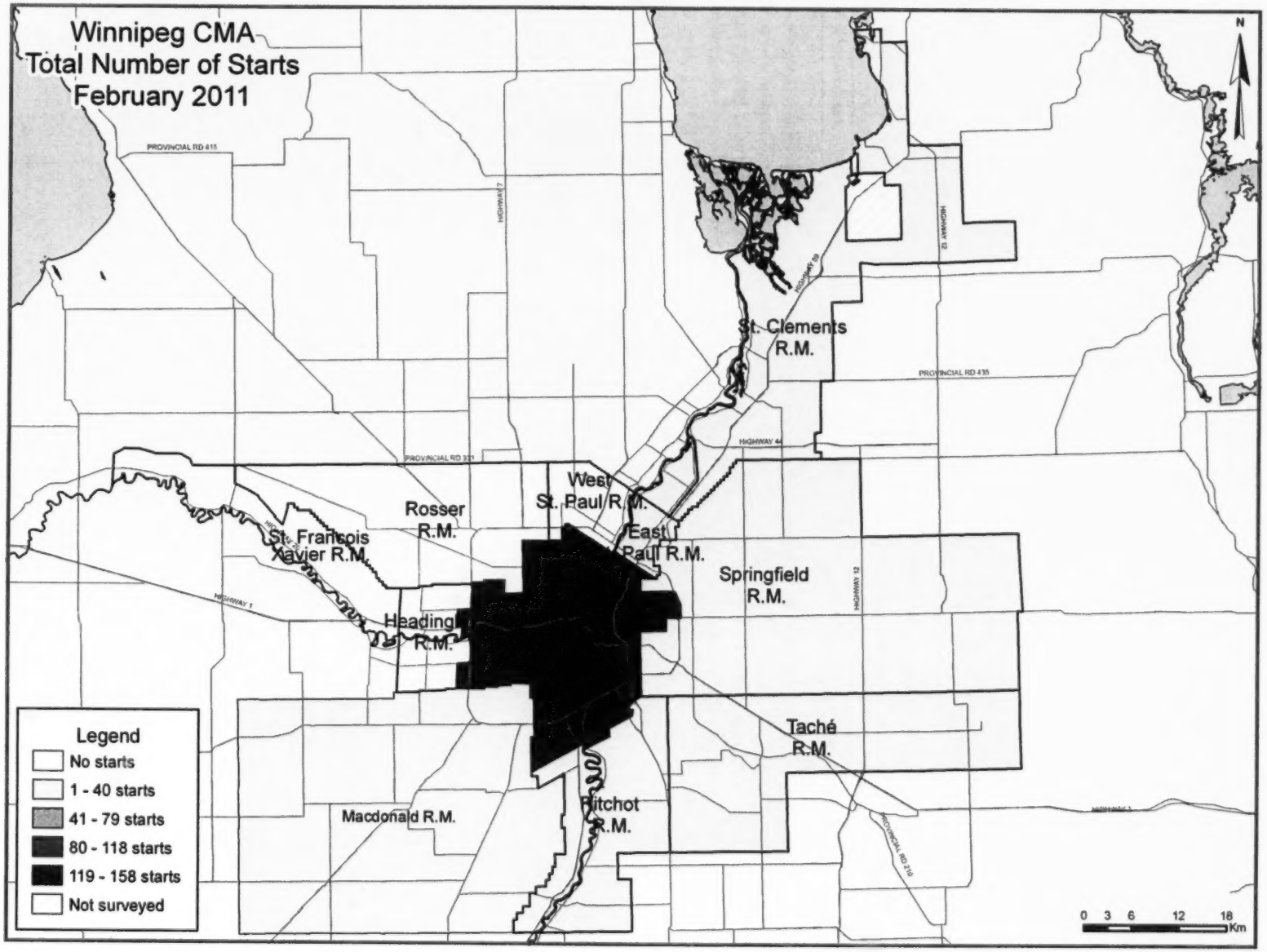
Figure 3

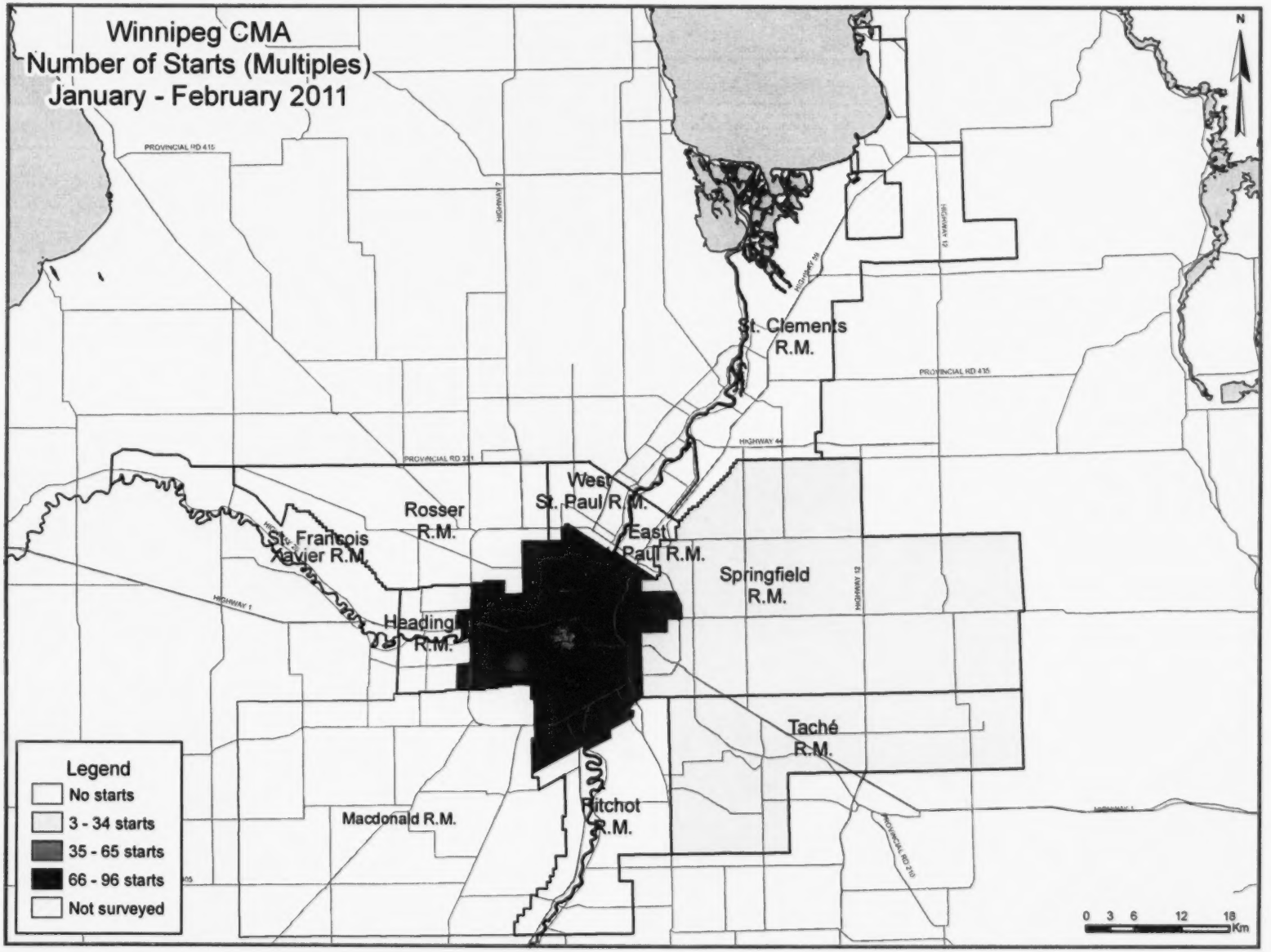


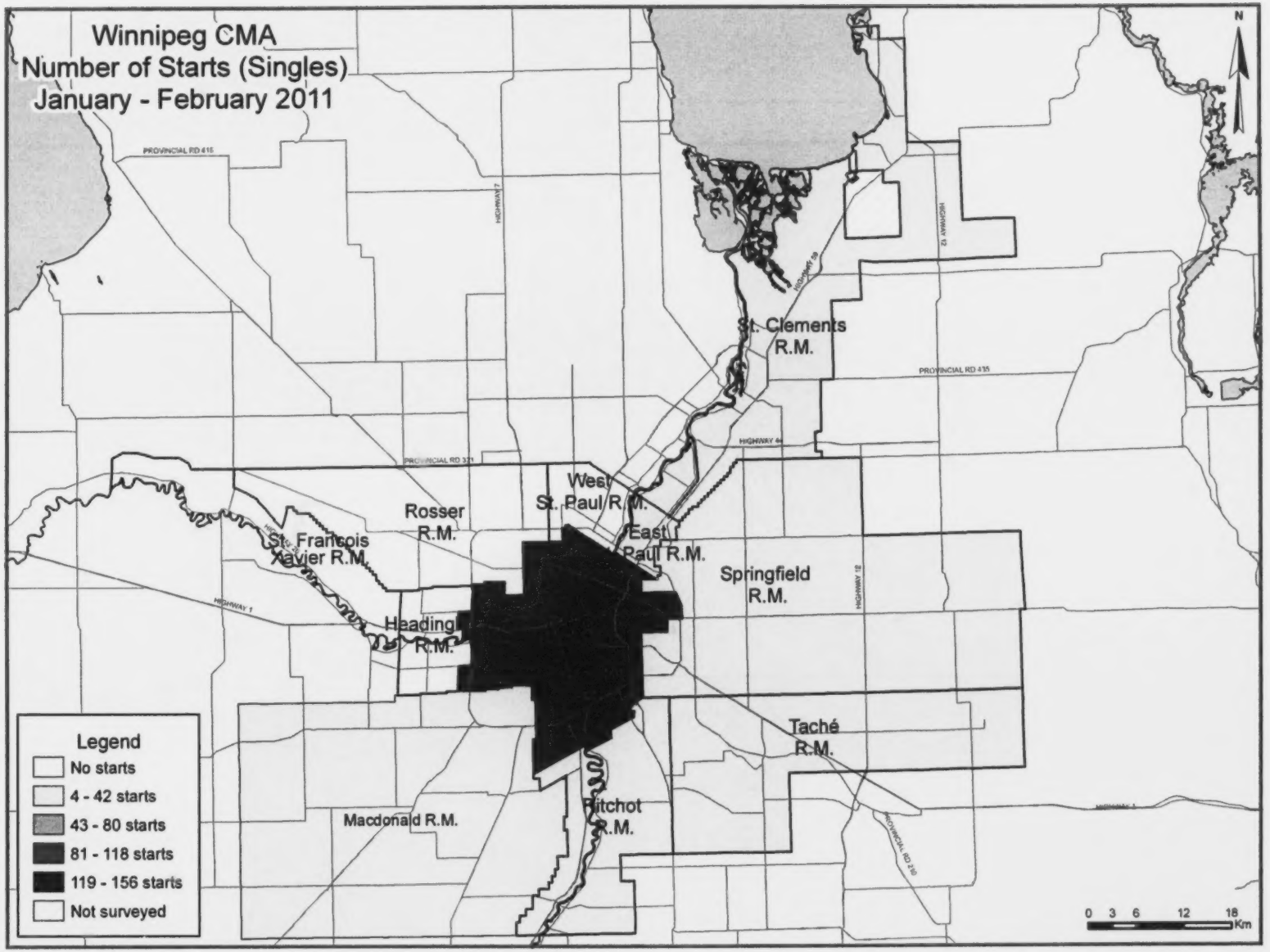
Source: CMHC

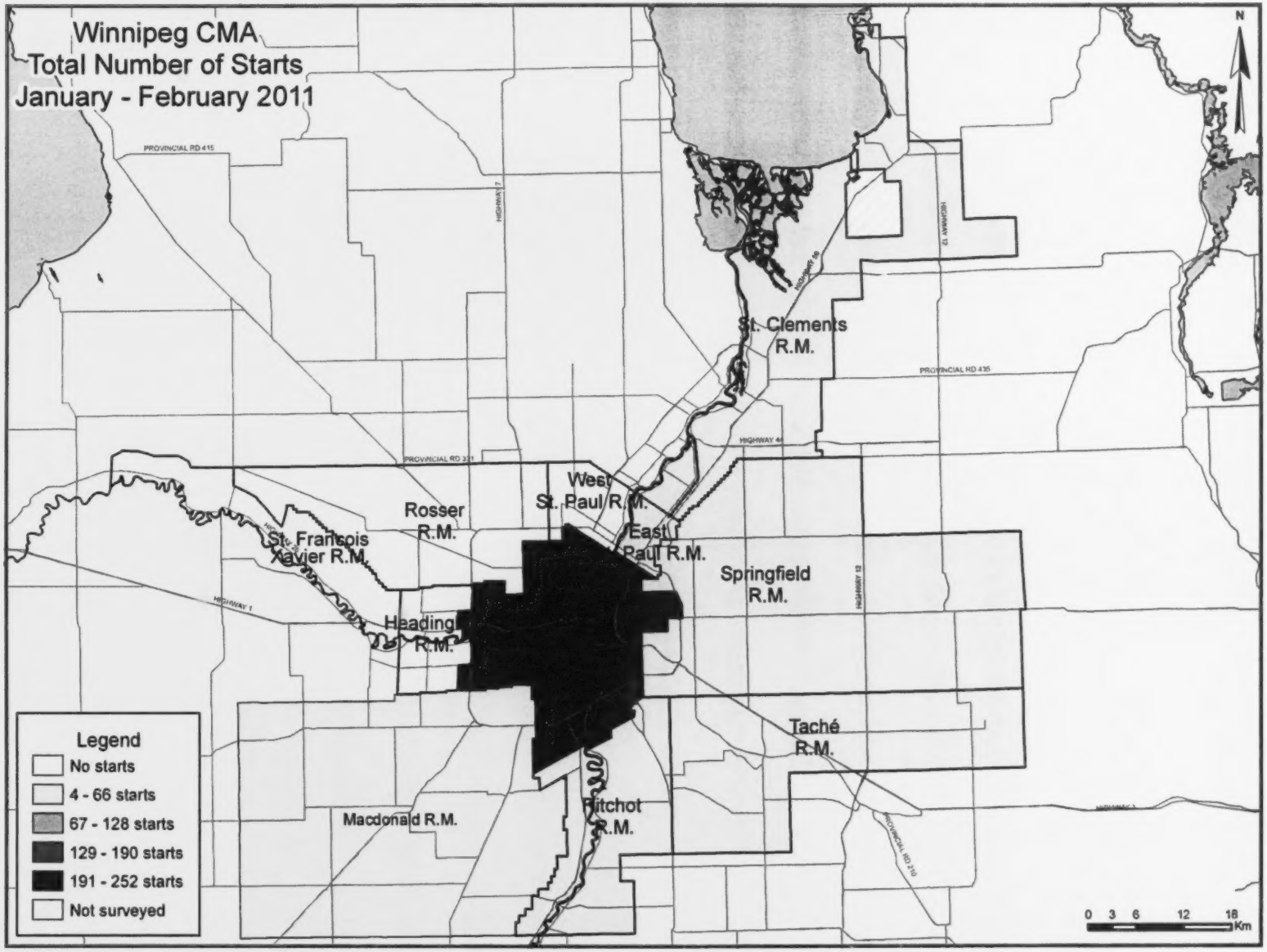

Winnipeg CMA
Number of Starts (Multiples)
February 2011
N
St. Clements R.M.
West St. Paul R.M.
East St. Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Macdonald R.M.
Ritchot R.M.
Legend
No starts
2 - 31 starts
32 - 61 starts
62 - 91 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
February 2011
N
PROVINCIAL RD 415
HIGHWAY 7
HIGHWAY 59
HIGHWAY 12
St. Clements
R.M.
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 221
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
HIGHWAY 1
HIGHWAY 59
Headingley
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
PROVINCIAL RD 210
Legend
No starts
1 - 17 starts
18 - 34 starts
35 - 50 starts
51 - 67 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
February 2011
N
PROVINCIAL RD 415
HIGHWAY 7
HIGHWAY 59
HIGHWAY 12
St. Clements
R.M.
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 321
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
HIGHWAY 1
HIGHWAY 12
Heading
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
PROVINCIAL RD 210
Legend
No starts
1 - 40 starts
41 - 79 starts
80 - 118 starts
119 - 158 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Multiples)
January - February 2011
N
PROVINCIAL RD 415
HIGHWAY 7
HIGHWAY 59
HIGHWAY 15
St. Clements
R.M.
PROVINCIAL RD 425
HIGHWAY 44
PROVINCIAL RD 221
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
HIGHWAY 12
HIGHWAY 1
Headingley
R.M.
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
PROVINCIAL RD 210
Legend
No starts
3 - 34 starts
35 - 65 starts
66 - 96 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Number of Starts (Singles)
January - February 2011
N
St. Clements R.M.
West St. Paul R.M.
East Paul R.M.
Rosser R.M.
St. François Xavier R.M.
Springfield R.M.
Headingley R.M.
Taché R.M.
Ritchot R.M.
Macdonald R.M.
Legend
No starts
4 - 42 starts
43 - 80 starts
81 - 118 starts
119 - 156 starts
Not surveyed
0 3 6 12 18
Km


Winnipeg CMA
Total Number of Starts
January - February 2011
N
PROVINCIAL RD 415
HIGHWAY 7
HIGHWAY 59
HIGHWAY 12
St. Clements
R.M.
PROVINCIAL RD 435
HIGHWAY 44
PROVINCIAL RD 221
West
St. Paul R.M.
Rosser
R.M.
St. François
Xavier R.M.
East
Paul R.M.
Springfield
R.M.
HIGHWAY 1
Headingley
R.M.
HIGHWAY 15
Taché
R.M.
Macdonald R.M.
Ritchot
R.M.
PROVINCIAL RD 210
Legend
No starts
4 - 66 starts
67 - 128 starts
129 - 190 starts
191 - 252 starts
Not surveyed
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Winnipeg CMA
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2011	82	2	4	2	8	48	3	31	180
February 2010	100	2	0	1	19	0	0	130	252
% Change	-18.0	0.0	n/a	100.0	-57.9	n/a	n/a	-76.2	-28.6
Year-to-date 2011	195	6	4	4	11	48	3	31	302
Year-to-date 2010	215	2	0	2	24	102	0	155	500
% Change	-9.3	200.0	n/a	100.0	-54.2	-52.9	n/a	-80.0	-39.6
UNDER CONSTRUCTION									
February 2011	946	14	4	16	89	386	13	855	2,323
February 2010	774	12	0	7	85	276	3	409	1,566
% Change	22.2	16.7	n/a	128.6	4.7	39.9	**	109.0	48.3
COMPLETIONS									
February 2011	39	0	0	5	8	0	0	0	52
February 2010	41	0	0	0	2	50	0	0	93
% Change	-4.9	n/a	n/a	n/a	**	-100.0	n/a	n/a	-44.1
Year-to-date 2011	95	0	0	5	13	0	0	0	113
Year-to-date 2010	167	0	0	1	4	50	0	0	222
% Change	-43.1	n/a	n/a	**	**	-100.0	n/a	n/a	-49.1
COMPLETED & NOT ABSORBED									
February 2011	146	1	0	7	12	97	0	1	264
February 2010	145	4	0	10	7	101	0	99	366
% Change	0.7	-75.0	n/a	-30.0	71.4	-4.0	n/a	-99.0	-27.9
ABSORBED									
February 2011	48	2	0	4	9	1	0	0	64
February 2010	56	0	0	2	2	19	0	5	84
% Change	-14.3	n/a	n/a	100.0	**	-94.7	n/a	-100.0	-23.8
Year-to-date 2011	135	2	0	4	17	3	0	0	161
Year-to-date 2010	173	0	4	2	13	37	0	18	247
% Change	-22.0	n/a	-100.0	100.0	30.8	-91.9	n/a	-100.0	-34.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
February 2011	66	0	4	1	8	48	0	31	158
February 2010	86	2	0	1	19	0	0	130	238
East St. Paul R.M.									
February 2011	0	0	0	1	0	0	0	0	1
February 2010	2	0	0	0	0	0	0	0	2
Headingley R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
February 2011	1	0	0	0	0	0	0	0	1
February 2010	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2011	5	0	0	0	0	0	0	0	5
February 2010	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2011	5	2	0	0	0	0	0	0	7
February 2010	2	0	0	0	0	0	0	0	2
Tache R.M.									
February 2011	3	0	0	0	0	0	3	0	6
February 2010	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
February 2011	82	2	4	2	8	48	3	31	180
February 2010	100	2	0	1	19	0	0	130	252

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
February 2011	728	6	4	4	87	386	0	855	2,070
February 2010	600	8	0	2	85	276	0	409	1,380
East St. Paul R.M.									
February 2011	18	0	0	5	0	0	0	0	23
February 2010	14	0	0	2	0	0	0	0	16
Headingley R.M.									
February 2011	3	0	0	0	0	0	0	0	3
February 2010	10	0	0	2	0	0	0	0	12
MacDonald R.M.									
February 2011	17	0	0	0	0	0	0	0	17
February 2010	25	0	0	0	0	0	0	0	25
Ritchot R.M.									
February 2011	14	2	0	0	0	0	0	0	16
February 2010	8	2	0	0	0	0	0	0	10
Rosser R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2011	44	0	0	0	0	0	0	0	44
February 2010	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
February 2011	1	0	0	0	0	0	0	0	1
February 2010	4	0	0	0	0	0	0	0	4
Springfield R.M.									
February 2011	59	6	0	7	2	0	0	0	74
February 2010	43	2	0	1	0	0	0	0	46
Tache R.M.									
February 2011	43	0	0	0	0	0	13	0	56
February 2010	24	0	0	0	0	0	3	0	27
West St. Paul R.M.									
February 2011	17	0	0	0	0	0	0	0	17
February 2010	14	0	0	0	0	0	0	0	14
Winnipeg CMA									
February 2011	946	14	4	16	89	386	13	855	2,323
February 2010	774	12	0	7	85	276	3	409	1,566

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
February 2011	21	0	0	1	8	0	0	0	30
February 2010	26	0	0	0	2	50	0	0	78
East St. Paul R.M.									
February 2011	1	0	0	0	0	0	0	0	1
February 2010	0	0	0	0	0	0	0	0	0
Headingley R.M.									
February 2011	1	0	0	1	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
February 2011	4	0	0	2	0	0	0	0	6
February 2010	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2011	4	0	0	1	0	0	0	0	5
February 2010	4	0	0	0	0	0	0	0	4
Tache R.M.									
February 2011	6	0	0	0	0	0	0	0	6
February 2010	5	0	0	0	0	0	0	0	5
West St. Paul R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
February 2011	39	0	0	5	8	0	0	0	52
February 2010	41	0	0	0	2	50	0	0	93

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
February 2011	121	0	0	0	11	93	0	1	226
February 2010	130	4	0	1	6	96	0	99	336
East St. Paul R.M.									
February 2011	1	0	0	4	0	0	0	0	5
February 2010	2	0	0	3	0	0	0	0	5
Headingley R.M.									
February 2011	2	0	0	1	0	0	0	0	3
February 2010	1	0	0	1	0	0	0	0	2
MacDonald R.M.									
February 2011	7	0	0	0	0	0	0	0	7
February 2010	5	0	0	0	0	0	0	0	5
Ritchot R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
Rosser R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2011	1	0	0	0	0	4	0	0	5
February 2010	1	0	0	0	0	5	0	0	6
St. Francois Xavier R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2011	7	1	0	2	0	0	0	0	10
February 2010	1	0	0	5	0	0	0	0	6
Tache R.M.									
February 2011	1	0	0	0	1	0	0	0	2
February 2010	2	0	0	0	1	0	0	0	3
West St. Paul R.M.									
February 2011	4	0	0	0	0	0	0	0	4
February 2010	3	0	0	0	0	0	0	0	3
Winnipeg CMA									
February 2011	146	1	0	7	12	97	0	1	264
February 2010	145	4	0	10	7	101	0	99	366

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
February 2011	29	2	0	1	9	1	0	0	42
February 2010	34	0	0	0	2	19	0	5	60
East St. Paul R.M.									
February 2011	1	0	0	0	0	0	0	0	1
February 2010	1	0	0	0	0	0	0	0	1
Headingley R.M.									
February 2011	1	0	0	1	0	0	0	0	2
February 2010	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
February 2011	4	0	0	2	0	0	0	0	6
February 2010	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	1	0	0	0	0	0	0	0	1
Rosser R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	3	0	0	0	0	0	0	0	3
St. Francois Xavier R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	0	0	0	0	0	0	0	0	0
Springfield R.M.									
February 2011	2	0	0	0	0	0	0	0	2
February 2010	5	0	0	2	0	0	0	0	7
Tache R.M.									
February 2011	7	0	0	0	0	0	0	0	7
February 2010	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
February 2011	0	0	0	0	0	0	0	0	0
February 2010	4	0	0	0	0	0	0	0	4
Winnipeg CMA									
February 2011	48	2	0	4	9	1	0	0	64
February 2010	56	0	0	2	2	19	0	5	84

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Winnipeg CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489
% Change	15.0	200.0	n/a	-3.6	-2.6	-57.0	-100.0	-2.5	2.4
2003	1,613	2	0	28	78	298	4	407	2,430
% Change	7.7	-50.0	n/a	-6.7	169.0	**	n/a	127.4	33.4
2002	1,498	4	0	30	29	81	0	179	1,821
% Change	25.3	-50.0	n/a	-28.6	-44.2	**	-100.0	155.7	23.6
2001	1,196	8	0	42	52	15	6	70	1,473

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Chg
Winnipeg City	67	87	0	6	12	15	79	130	158	238	-33.6
East St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
Ritchot R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	5	2	0	0	0	0	0	0	5	2	150.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	2	2	0	0	0	0	0	7	2	**
Tache R.M.	3	0	0	0	3	0	0	0	6	0	n/a
West St. Paul R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	84	101	2	6	15	15	79	130	180	252	-28.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Chg
Winnipeg City	156	180	2	6	15	20	79	257	252	463	-45.6
East St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	4	9	0	0	0	0	0	0	4	9	-55.6
Ritchot R.M.	5	3	0	0	0	0	0	0	5	3	66.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	8	5	0	0	0	0	0	0	8	5	60.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	16	8	4	0	0	0	0	0	20	8	150.0
Tache R.M.	6	1	0	0	3	0	0	0	9	1	**
West St. Paul R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
Winnipeg CMA	199	217	6	6	18	20	79	257	302	500	-39.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Winnipeg City	12	15	0	0	48	0	31	130
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	12	15	3	0	48	0	31	130

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	15	20	0	0	48	102	31	155
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	3	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	15	20	3	0	48	102	31	155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Winnipeg City	70	88	57	20	31	130	158	238
East St. Paul R.M.	0	2	1	0	0	0	1	2
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	1	5	0	0	0	0	1	5
Ritchot R.M.	2	1	0	0	0	0	2	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	5	2	0	0	0	0	5	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	2	0	0	0	0	7	2
Tache R.M.	3	0	0	0	3	0	6	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	88	102	58	20	34	130	180	252

Table 2.5: Starts by Submarket and by Intended Market
January - February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	161	181	60	127	31	155	252	463
East St. Paul R.M.	2	4	2	1	0	0	4	5
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	3	9	1	0	0	0	4	9
Ritchot R.M.	5	3	0	0	0	0	5	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	8	5	0	0	0	0	8	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	20	8	0	0	0	0	20	8
Tache R.M.	6	1	0	0	3	0	9	1
West St. Paul R.M.	0	4	0	0	0	0	0	4
Winnipeg CMA	205	217	63	128	34	155	302	500

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	eb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	% Change
Winnipeg City	22	26	0	2	8	0	0	50	30	78	-61.5
East St. Paul R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Headingley R.M.	2	0	0	0	0	0	0	0	2	0	n/a
MacDonald R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Ritchot R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Tache R.M.	6	5	0	0	0	0	0	0	6	5	20.0
West St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Winnipeg CMA	44	41	0	2	8	0	0	50	52	93	-44.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Winnipeg City	55	128	2	4	11	0	0	50	68	182	-62.6
East St. Paul R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Headingley R.M.	3	1	0	0	0	0	0	0	3	1	200.0
MacDonald R.M.	7	3	0	0	0	0	0	0	7	3	133.3
Ritchot R.M.	5	1	0	0	0	0	0	0	5	1	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	7	0	0	0	0	0	0	4	7	-42.9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	16	11	0	0	0	0	0	0	16	11	45.5
Tache R.M.	8	9	0	0	0	0	0	0	8	9	-11.1
West St. Paul R.M.	1	7	0	0	0	0	0	0	1	7	-85.7
Winnipeg CMA	100	168	2	4	11	0	0	50	113	222	-49.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Winnipeg City	8	0	0	0	0	50	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	8	0	0	0	0	50	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	11	0	0	0	0	50	0	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	11	0	0	0	0	50	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010	Feb 2011	Feb 2010
Winnipeg City	21	26	9	52	0	0	30	78
East St. Paul R.M.	1	0	0	0	0	0	1	0
Headingley R.M.	1	0	1	0	0	0	2	0
MacDonald R.M.	4	0	2	0	0	0	6	0
Ritchot R.M.	0	1	0	0	0	0	0	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	2	0	0	0	0	2	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	4	4	1	0	0	0	5	4
Tache R.M.	6	5	0	0	0	0	6	5
West St. Paul R.M.	0	3	0	0	0	0	0	3
Winnipeg CMA	39	41	13	52	0	0	52	93

Table 3.5: Completions by Submarket and by Intended Market
January - February 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Winnipeg City	54	128	14	54	0	0	68	182
East St. Paul R.M.	1	1	0	0	0	0	1	1
Headingley R.M.	2	1	1	0	0	0	3	1
MacDonald R.M.	5	3	2	0	0	0	7	3
Ritchot R.M.	5	1	0	0	0	0	5	1
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	7	0	0	0	0	4	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	15	10	1	1	0	0	16	11
Tache R.M.	8	9	0	0	0	0	8	9
West St. Paul R.M.	1	7	0	0	0	0	1	7
Winnipeg CMA	95	167	18	55	0	0	113	222

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
February 2011	4	16.0	7	28.0	4	16.0	2	8.0	8	32.0	25	337,900	372,748
February 2010	4	12.5	4	12.5	9	28.1	3	9.4	12	37.5	32	361,168	417,804
Year-to-date 2011	14	17.9	21	26.9	16	20.5	9	11.5	18	23.1	78	340,313	370,771
Year-to-date 2010	21	17.8	27	22.9	32	27.1	10	8.5	28	23.7	118	342,000	373,805
East St. Paul R.M.													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Headingley R.M.													
February 2011	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
MacDonald R.M.													
February 2011	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
February 2010	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2011	3	30.0	4	40.0	3	30.0	0	0.0	0	0.0	10	302,514	301,576
Year-to-date 2010	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Ritchot R.M.													
February 2011	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rosser R.M.													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2010	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
St. Francois Xavier R.M.													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
February 2011	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
February 2010	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2011	0	0.0	1	8.3	2	16.7	6	50.0	3	25.0	12	388,191	394,536
Year-to-date 2010	0	0.0	3	42.9	0	0.0	3	42.9	1	14.3	7	--	--
Taché R.M.													
February 2011	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
February 2010	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2011	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
West St. Paul R.M.													
February 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Winnipeg CMA													
February 2011	8	20.5	13	33.3	5	12.8	3	7.7	10	25.6	39	320,929	355,026
February 2010	4	8.7	7	15.2	12	26.1	9	19.6	14	30.4	46	370,055	408,369
Year-to-date 2011	22	18.5	31	26.1	24	20.2	19	16.0	23	19.3	119	338,500	363,538
Year-to-date 2010	22	15.1	32	21.9	37	25.3	19	13.0	36	24.7	146	349,414	381,432

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2011

Submarket	Feb 2011	Feb 2010	% Change	YTD 2011	YTD 2010	% Change
Winnipeg City	372,748	417,804	-10.8	370,771	373,805	-0.8
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
MacDonald R.M.	--	--	n/a	301,576	--	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	--	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	394,536	--	n/a
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
Winnipeg CMA	355,026	408,369	-13.1	363,538	381,432	-4.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
February 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	457	-8.8	946	848	1,281	73.8	213,134	15.9	226,753
	February	671	8.1	965	1,051	1,345	71.7	215,230	10.6	221,411
	March	1,030	18.5	980	1,558	1,358	72.2	227,167	7.5	220,815
	April	1,242	14.3	1,004	1,958	1,499	67.0	236,574	11.3	226,116
	May	1,342	3.2	959	1,970	1,319	72.7	237,696	13.8	224,444
	June	1,369	-3.3	920	1,670	1,211	76.0	233,568	9.9	228,178
	July	1,127	-13.3	918	1,438	1,288	71.3	225,191	9.2	226,171
	August	955	-11.6	841	1,391	1,282	65.6	222,597	7.3	224,813
	September	1,088	3.7	990	1,472	1,320	75.0	222,599	6.2	229,582
	October	901	-2.5	998	1,149	1,333	74.9	229,467	8.9	234,125
	November	777	-2.0	985	954	1,344	73.3	226,886	12.2	236,030
	December	613	7.9	1,067	516	1,395	76.5	239,182	13.9	243,401
2011	January	525	14.9	1,072	981	1,428	75.1	229,715	7.8	238,866
	February	730	8.8	1,048	1,183	1,463	71.6	228,180	6.0	237,293
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2009	2,285	12.8		2,494			207,508	11.5	
	Q4 2010	2,291	0.3		2,619			231,191	11.4	
	YTD 2010	1,128	0.5		1,899			214,381	12.9	
	YTD 2011	1,255	11.3		2,164			228,822	6.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators February 2011										
		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	114.7	114.1	402	5.7	70.0	732
	February	604	3.60	5.39	116.9	114.4	402	5.8	70.0	733
	March	631	3.60	5.85	117.4	114.5	403	5.7	70.1	731
	April	655	3.80	6.25	117.8	114.6	405	5.6	70.1	731
	May	639	3.70	5.99	118.1	114.8	407	5.7	70.5	734
	June	633	3.60	5.89	118.6	114.6	409	5.8	70.8	744
	July	627	3.50	5.79	118.9	114.5	410	6.0	71.1	754
	August	604	3.30	5.39	119.3	114.6	411	6.0	71.2	759
	September	604	3.30	5.39	119.4	114.9	412	5.8	71.1	763
	October	598	3.20	5.29	119.4	115.6	413	5.6	71.0	768
	November	607	3.35	5.44	119.4	115.8	411	5.4	70.3	770
	December	592	3.35	5.19	120.7	115.3	410	5.4	70.0	772
2011	January	592	3.35	5.19	121.5	116.3	407	5.4	69.6	770
	February	607	3.50	5.44		116.7	409	5.6	69.9	773
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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